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1392

# PROSPECTUS

—OF THE—

## in Colony of Colorado,

LOCATED AT

Colorado Springs, . . . Colorado.

### Officers.

President.—(Not yet selected.)

GEN. ROBERT A. CAMERON, (Formerly of the Union Colony of Colorado,).....Vice President.  
WILLIAM E. PABOR, (Formerly of the Union Colony of Colorado,).....Secretary.  
WILLIAM P. MELLEN, (Of New York City,) .....Treasurer.  
MAURICE KINGSLEY, (Of Colorado Springs,).....Assistant Treasurer.  
E. S. NETTLETON, (Formerly of the Union Colony of Colorado,).....Chief Engineer.

### Trustees.

Gen. Wm. J. PALMER,.....of Colorado Springs, Col.  
DR. ROBERT H. LAMBORN,.....of Philadelphia, Pa.  
JOSIAH C. REIFF, Esq.,.....of New York City, N. Y.  
Gen. ROBERT A. CAMERON,.....of Colorado Springs, Col.  
Col. W. H. GREENWOOD, .....of Denver, Col.  
Wm. P. MELLEN, Esq.,.....of New York City, N. Y.

### LOCATION.

This Colony is located upon the confluence of the Monument and Fountain Creeks, on the lands formerly purchased by the Colorado Springs Company, embracing a tract of ten thousand acres of arable valley lands. By arrangements with the Colorado Springs Company, the Fountain Colony is to have two-thirds of all the town lots and lands owned by said Company; also two-thirds of all the Villa Sites on four hundred and eighty acres about the famous Mineral Springs, with the exception of one hundred acres, reserved for the Springs proper. A town is being laid out in the centre of the larger tract, under the name of "Colorado Springs," which will be the present terminus of the Denver & Rio Grande Railway. The town will be subdivided into business and resident lots, varying in price from fifty to two hundred dollars. The adjoining lands next to the town will be cut into

small subdivisions for gardening and fruit growing, at an average price of Two Hundred Dollars for each tract. The profits arising from the sale of lots and small subdivisions of land, will be devoted exclusively to general and public improvements, such as building Irrigating Canals, ornamenting Public Parks, improving streets, building bridges, building a Town Hall and School Houses, construction of roads to mountain scenery, with the payment of surveying and necessary current expenses.

### MEMBERSHIP.

Any person may become a member of the Fountain Colony of Colorado, who is possessed of a good moral character and is of strict Temperance Habits, by the payment to the Treasurer or Assistant Treasurer, of One Hundred Dollars, which will be credited to him in the selection of such lots and lands as he may desire.

### **SELECTION OF LOCATIONS.**

As fast as the lands are surveyed, one-fourth of the lots and lands will be open for selection, BY MEMBERS ACTUALLY ON THE GROUND. A second fourth will be open for a Drawing on the First Tuesday in September, 1871; the third fourth at a Drawing on the First Tuesday in March, 1872; and the remainder to be open for a Drawing on the First Tuesday in May, 1872: PROVIDED, No selections shall be made except by persons actually present. Each Certificate of Membership will entitle the holder to select either a business and resident lot, or a resident lot and a piece of outlying gardening or farming land under the Colony Canals; or, in lieu of the above named selections, a Villa Site at La Font, in the immediate neighborhood of the Springs.

### **IMPROVEMENTS.**

Within four months from the date of selection, every member will be obliged to make such improvements, on some portion of his land, as his means will justify, such improvements to be satisfactory to the Board of Trustees, or an Executive Council hereafter to be chosen from among the members of the Colony. If such improvements are not made at the expiration of four months, the locations will be considered abandoned; but the member may have the privilege of making a new location, subject to the same conditions as before; and if on the third location, at the end of a year from the first location, said member makes no improvements, his or her money will be returned, without interest, if demanded.

### **INDUCEMENTS TO EMIGRATION.**

This spot selected embraces the healthiest part of the healthful climate of Colorado. The dry bracing atmosphere of this region, far above the level of the sea, offers to the asthmatic and consumptive invalids a more certain hope of recovery than any spot in the world, while the Mineral Waters of the GALEN SPRING, the NAVAJOE, and the BOILING FOUNTAIN have obtained, for Rheumatism, Dyspepsia and Diseases of the Kidneys, already a world-wide reputation, unequalled by any Spa in the world. The famous Chalybeate Spring, known as the IRON UTE, is not sur-

passed by any other Iron Spring, and is the equal, in its tonic qualities for debility, and the large class of female diseases, of anything known in Europe or America.

### **SCENERY.**

The beauty of this section is unsurpassed.

Lying to the South, six miles from the town site, is the grand Chiann Mountain, which Fitz Hugh Ludlow, in his "Heart of the Continent," calls one of the handsomest mountains in the world. To the West and South towers the snow-clad summit of Pike's Peak, about fifteen miles distant, whose height exceeds 14,000 feet. To the West and North are the famous Garden of the Gods and Glen Eyrie, about three miles distant from the town site. The beauty of these Gardens, which has been described by European and American Tourists, can hardly be conceived; they must be seen to be appreciated and admired. Within seven miles commences the magnificent Monument, or Enchanted Park, whose strange conglomerate rocks with huge ferruginous rock-caps, stand from thirty to fifty feet high in a series of beautiful valleys—the wonder of all beholders. Added to these great wonders is the Petrified Forest, near the South Park, through the famous Ute Pass, over which a wagon road is being constructed at an expense of Thirty Thousand Dollars. Besides these there are innumerable Cascades and Caverns, explored and unexplored, which will interest the Tourist for weeks in succession; There are excellent hunting grounds close at hand, while the plains to the eastward are full of antelope.

### **MATERIAL RESOURCES.**

The Valley Farming Lands of this Colony are equal in richness to any in the United States, producing abundant crops of cereals, potatoes and other vegetables; all that can be raised will be consumed by invalids at the Springs, tourists visiting the locality, the miners of South Park and by the lumber interest of the locality. At present there are fifteen saw mills running on the Divide on the North, and in the Mountains on the West, within twenty miles of the town site. Lumber is laid down in town at Twenty-Five Dollars per thousand feet. An excellent Stone Quarry for building purposes, lies within four miles of

the town, which can be easily wrought with a chisel. A coal mine has been opened within three and a half miles of town, with a vein about four feet thick—quality, a bituminous lignite, burning with a clear flame, without much smoke, and which is expected to prove excellent for domestic and manufacturing purposes. It was sold here last winter at Five Dollars per ton, but it is believed that it can be delivered at less than half that price. This coal is believed to underlie a large portion of the lands of the Colony. Timber, for wood and fence posts, is abundant upon the mountain sides, within from six to twelve miles of the Colony lands. Lime and Sand—necessities for building—are abundant and of good quality, in the immediate neighborhood. There are also numerous clay beds in the vicinity which, it is thought, will make an excellent quality of brick. As a point of trade, Colorado Springs is destined to be one of the prominent places in Colorado; having an extensive country to supply, rich in mines and timber, and having no competing points only Denver, seventy-five miles to the North, and Pueblo and Canon City, forty-five miles to the South. East of us, on the South side of the Divide, for the distance of one hundred and twenty miles, is an immense stock-growing country, upon which, wherever a small spring or creek is found, thousands of sheep or cattle may be herded without other feed, winter or summer, than that which the native grasses produce. Persons locating in the town with their families, and who desire to pursue the

business of stock-breeding, will be assisted in pre-empting or homesteading lands for such purpose, anywhere within fifty miles of the Colony.

#### **RESERVATIONS.**

Reservations will be made for Seminary, Graded School, Church Lots for each religious denomination, and for other Public Buildings. It will be the especial care of this Colony to foster public instruction, making this point a superior one for educational facilities.

#### **TITLES.**

Titles will be given to members whenever their improvements are made according to the conditions heretofore mentioned; said titles to contain a clause forever prohibiting the manufacturing, giving or selling of Intoxicating Liquors in any place of public resort, as a beverage.

#### **FREIGHT AND PASSAGE.**

Arrangements will be made with Railroad Lines for greatly reduced rates of freight and passage, which information will be given to MEMBERS hereafter.

#### **SMALL ORGANIZATIONS.**

It is recommended that leading men desiring to embrace the advantage thus offered, set about organizing small colonies in their immediate vicinity. Such persons are requested to address the Secretary of the Fountain Colony of Colorado Springs for Circulars, Maps, documents and other information.